

# \$458,000 - 74 Aberdare Way Ne, Calgary

MLS® #A2246772

**\$458,000**

3 Bedroom, 2.00 Bathroom, 1,235 sqft

Residential on 0.10 Acres

Abbeydale, Calgary, Alberta

New price, new paint and new flooring! This great little home is now move in ready!! Are you looking for a great investment or your first home? Well, this could be the one for you.

Located in the great community of Abbeydale, it's close to great amenities like schools, parks, shopping and great access to Stoney Trail. There is plenty of parking and as well a huge back yard! Don't wait this one is priced to sell.

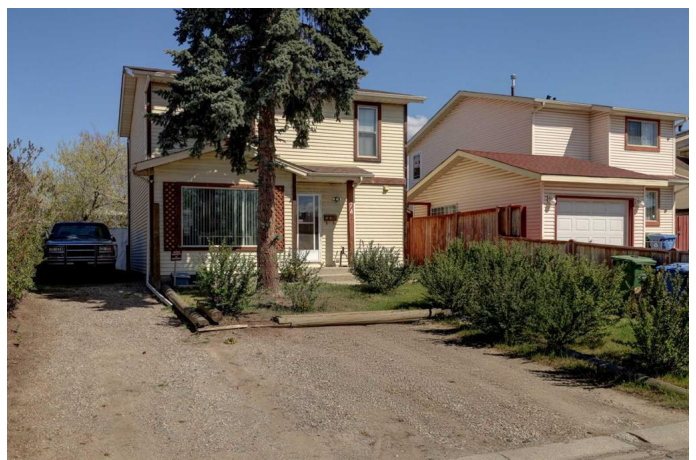
Built in 1980

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2246772    |
| Price          | \$458,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,235       |
| Acres          | 0.10        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

Address 74 Aberdare Way Ne



|             |           |
|-------------|-----------|
| Subdivision | Abbeydale |
| City        | Calgary   |
| County      | Calgary   |
| Province    | Alberta   |
| Postal Code | T2A 6V5   |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 3          |
| Parking        | Off Street |

### Interior

|                   |                                     |
|-------------------|-------------------------------------|
| Interior Features | See Remarks                         |
| Appliances        | Dishwasher, Gas Stove, Refrigerator |
| Heating           | Forced Air, Natural Gas             |
| Cooling           | None                                |
| Has Basement      | Yes                                 |
| Basement          | Finished, Full                      |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Back Yard, Level         |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 72               |
| Zoning         | R-CG             |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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